



Flat 9, Kensington Court Grenville Place, NW7 3SF
£1,850 Per Month Per Month

**richard
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ESTATE AGENTS

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Property Description

A Two Double Bedroom apartment set on the second (top) floor of this purpose built block set within this sought after development off Hale Lane close to both Mill Hill Broadway and Edgware shopping facilities, Thameslink station and Underground Station (Northern Line).

The remainder of the accommodation comprises a Reception Room, Kitchen and Shower Room.

Benefits include Off Street Parking, Double Glazing, Gas Central Heating and Video Entryphone system.

Available from February on a Furnished basis.

Council Tax Band D.


Main Agent.

Key Features

- SECOND (TOP) FLOOR
- RECEPTION ROOM
- SHOWER ROOM
- DOUBLE GLAZING
- AVAILABLE FROM FEBRUARY
- TWO DOUBLE BEDROOMS
- KITCHEN
- OFF STREET PARKING
- FURNISHED
- COUNCIL TAX BAND D

Important Information

- **Price:** £1,850 Per Month
- **Tenure:**
- **Council Tax Band:** D
- **EPC:** C
- **Locaton:** Mill Hill

| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



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